

Issued: March 5, 2019

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, MARCH 4, 2019
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

DRAFT MINUTES

ATTENDANCE: Chair: Kevin Ahern, Vice Chair: Kevin Prestage, Commissioner: Michele Maresca, Alternate: Gordon Binkhorst, Staff: Todd Dumais, Town Planner; Catherine Dorau, Associate Planner

ABSENT: Commissioners: John O'Donnell, Liz Gillette, Alternate: Andrea Gomes

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, February 4, 2019
Motion/Binkhorst; Second/Prestage; Vote 3-0 (Ahern, Prestage, Binkhorst Abstained: Maresca)

COMMUNICATIONS:

2. None

NEW BUSINESS:

Gordon Binkhorst seated for John O'Donnell on all new and old business.

3. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (IWW#1097) of Orchard Heights Developers, LLC, (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant is proposing a six (6) lot subdivision with associated site



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improvements, including a proposed public cul-de-sac street, stormwater/drainage and site grading on an approximately 2.6 acre parcel of land. Much of the proposed work is within the 150' upland review areas. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Prestage, Second/ Maresca) (Binkhorst seated) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **April 1, 2019** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

4. **380 Tunxis Road (a.k.a. Middle Road, Farmington)** – Application (SUB #298) of Orchard Heights Developers, LLC, (R.O.) requesting approval of a six (6) lot residential subdivision including a proposed public cul-de-sac street and stormwater drainage infrastructure on approximately 2.6 acres of land located in a R-10 single family zone. The applicant is requesting a waiver to the sidewalk requirement as required by Section 184-24 of the West Hartford Subdivision Regulations. (Submitted for TPZ receipt on March 4, 2019. Consistent with Section 184-33 A., “the Commission may hold a public hearing regarding this proposal, if in its judgement, the specific circumstances require such action”. If a public hearing is deemed required, suggest the hearing be scheduled for April 1, 2019.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Maresca; Second/Binkhorst) (Binkhorst seated) to schedule this matter for public hearing on **April 1, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

5. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW#1099) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an onsite soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on March 4, 2019. Suggest required public hearing be scheduled for April 1, 2019.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (3-0)** (Motion/Prestage, Second/Binkhorst) (Binkhorst seated, Maresca recused) to schedule this matter for public hearing on **April 1, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

5. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW# 1100) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The applicant proposes the replacement of the existing athletic field and track with the installation of a new synthetic turf field with lighting and associated drainage improvements. Portions of the proposed activity are within the 150 ft. upland review area. No direct wetlands impacts are proposed. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (3-0)** (Motion/Prestage, Second/Brinkhorst) (Binkhorst seated, Maresca recused) to find the proposed regulated activity to be **POTENTIALLY SIGNIFICANT** and set this matter for public hearing on **April 1, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

7. **1678 Asylum Avenue - University of St. Joseph** – Application (SUP# 1336) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of a Special Use Permit for the replacement of an existing athletic field with the installation of a new synthetic turf field with lighting and associated drainage improvements. (Submitted for TPZ receipt on March 4, 2019. Suggest required public hearing be scheduled for April 1, 2019.)

The TPZ acted by **unanimous vote (3 -0)** (*Motion/Prestage; Second/Binkhorst*) (*Binkhorst seated, Maresca recused*) to schedule this matter for public hearing on **April 1, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

8. **1678 Asylum Avenue - University of St. Joseph** – Application (IWW#1101) of Shawn Harrington, on behalf of the University of Saint Joseph, requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The proposed work is related to a renovation project for McGovern Hall and includes modifications to parking and loading areas, much of which is within the 150 ft. upland review area. No direct wetland impacts are proposed. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, in accordance with the Town of West Hartford Inland Wetlands and Watercourse Regulations, the IWWA acted by **unanimous vote (3-0)** (Motion/Prestage, Second/ Binkhorst) (Binkhorst seated) and proposed regulated activity was found to be **NON-SIGNIFICANT** and thus conditionally approved the application based on the following findings:

1678 ASYLUM AVENUE
INLAND WETLAND APPLICATION IWW #1101
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **1678 Asylum Avenue** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1101** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

[1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.

[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **1678 Asylum Avenue.**

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls shall be installed.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

- 9. **227 South Main Street – Noah Webster House** – Application (SUP# 1335) of the Noah Webster House and West Hartford Historical Society requesting approval of a Special Use Permit to build a bluestone patio / terrace and install a new shed on the west side of the property. (Submitted for TPZ receipt on March 4, 2019. Suggest required public hearing be scheduled for April 1, 2019.) ***Required public hearing scheduled for April 1, 2019. Motion/ Binkhorst; Second/ Maresca; Vote 4-0 (Binkhorst seated)***

The TPZ acted by **unanimous vote (4 -0)** (*Motion/ Binkhorst; Second/Maresca*) (*Binkhorst seated*) to schedule this matter for public hearing on **Monday, April 1, 2019 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

10. **298 Oakwood Avenue, 81 and 91 Mozart Street** - Application (IWW # 1098) of Bryan Ruoff, Project Manager, Stantec Consulting Services Inc., on behalf of the Town of West Hartford requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities which may have an adverse impact on a wetland area. The proposed project includes the relining of a sanitary sewer with clearing and grubbing of existing vegetation around two manholes. All work is within the 150' uplands review area. (Submitted for IWWA receipt on March 4, 2019. Presented for determination of significance.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (Motion/Maresca, Second/ Binkhorst) (Binkhorst seated) to find the proposed regulated activity to be **NON-SIGNIFICANT** and thus conditionally approved the application based on the following findings:

298 OAKWOOD AVENUE, 81 AND 91 MOZART STREET
INLAND WETLAND APPLICATION IWW #1098
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **298 Oakwood Avenue** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1098** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

[1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.

[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **298 Oakwood Avenue, 81 and 91 Mozart Street.**

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls shall be installed.
- 4.) Additional soil and erosion controls shall be installed along any staging, or area of disturbance, along the access path from Oakwood Avenue.
- 5.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

PUBLIC HEARING CALLED AT 7:35 P.M.

11. **60 North Main Street – North Cemetery** – Application (SUP #1333) of Rick DiBella, Superintendent requesting Special Use Permit approval to add 312 two-grave plots to an unused portion of North Cemetery. (Submitted for TPZ receipt on February 4, 2019. Required public hearing scheduled for March 4, 2019.)

The TPZ acted by **unanimous vote (4-0)** Motion/Maresca; Seconded/Prestage; Vote 4-0 (Binkhorst seated) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by April 2021 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.
3. The area labeled “5 Proposed Two-grave Lots Over Existing Drainage Facility” shall be relabeled as “Unusable Lots.”
4. Prior to the sale of the first burial plot, the groundwater shall be evaluated during the Spring in the vicinity of the low point of the new proposed burial area to establish a groundwater elevation. A groundwater report shall be transmitted by the Town Engineer to the Town Planner and TPZ. If high ground water is encountered, the Applicant shall conduct additional evaluation and report back to the TPZ for consideration of additional conditions such as expansion of additional “unusable areas” or designation of “cremation only plots”.
5. The first five (5) rows of burial plots, ninety (90) plots in total, immediately east of North Main Street, are deemed unusable to ensure the preservation of the existing trees in the

area. If the applicant desires use of this area for future burials, an amendment to the Special Use Permit will be required. As part of any such amendment, the TPZ shall require the submission of a detailed tree preservation and replanting plan prepared by a licensed arborist.

12. **76 LaSalle Road (Mission Escape Game Room)** - Application (SUP #1298-LB-19) of Lasalle Road Partners, LLC, R.O. (Mission Escape Games Connecticut, Inc., David Chen) requesting TPZ review of compliance with the conditions of SUP #1298 approved February 6, 2017. Original approval for an indoor amusement facility that fosters communication, leadership and problem solving skills in a group setting, now known as Mission Escape Game Rooms. (Submitted for TPZ receipt on February 4, 2019. Required public hearing scheduled for March 4, 2019.)

The TPZ acted by **unanimous vote (3-0)** (*Motion/Prestage; Second/Binkhorst*) (*Binkhorst seated, Maresca recused*) to determine that the Special Use Permit did not require additional conditions of approval.

13. **1563 Asylum Avenue (Elizabeth Park)** - Application (IWW#1096) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The applicant proposes to replace the existing temporary concert stage (approximately 745 s.f.) and construct a new approximately 865 s.f. permanent stage with overhead canopy and associated new sidewalk access. All activity is within the 150 ft. upland review area. (Submitted for IWWA receipt on February 4, 2019. Determined significant and set for public hearing on March 4, 2019.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments, the IWWA acted by **unanimous vote (4-0)** (*Motion/Maresca, Second/ Binkhorst*) (*Binkhorst seated*) to **CONDITIONALLY APPROVE** the proposed regulated activity and to direct that a wetland permit be issued. During its discussion and deliberation on this matter, the Agency made the following findings:

1563 ASYLUM AVENUE
INLAND WETLAND APPLICATION IWW #1096
COMPLIANCE WITH SECTION 10.2 and 10.4
STANDARDS AND CRITERIA FOR DECISION

The request to conduct certain regulated activities at **1563 Asylum Avenue** in West Hartford, Connecticut pursuant to an Inland Wetland and Watercourse application **IWW #1096** should be approved as the Standards and Criteria for Decision as set forth in the Inland Wetlands and Watercourses Regulations for the Town of West Hartford in Section 10.2 have been favorably met. During its discussions and deliberations on this matter, the agency made the following findings:

[1.] The environmental impact of the proposed regulated activity on wetlands or watercourses will not be so significant as to warrant the denial of this application.

[2.] The applicant's purpose for the proposed regulated activity is a valid and useful one which alternatives would cause less or no environmental impact to wetlands or watercourses;

[3.] The feasible and prudent alternatives to the proposed activity have been analyzed by the applicant and the proposed activity is likely to cause less or no environmental impact to wetlands or watercourses than those alternatives.

[4.] The short-term and long-term impacts of the proposed regulated activity on wetlands or watercourses are not to be so significant as to warrant denial of this application.

[5.] The long term productivity of the wetlands or watercourses will not be damaged by the approval of this application;

[6.] The proposed regulated activity will not cause irreversible and irretrievable loss of wetland or watercourse resources.

[7.] The proposed regulated activity neither threatens nor impacts the safety, health or reasonable use of property; and

[8.] The proposed regulated activity and future activities associated with or reasonably related to, the proposed regulated activities, which are made inevitable by the proposed regulated activity, will not have significant impacts on wetlands or watercourses outside the area for which the activity is proposed.

In addition, the Agency considered measures, which would mitigate the impact of the proposed activity and may be imposed as conditions of the permit. Such measures include the availability of further technical improvements or safeguards which could feasibly be added to the plan or action to avoid the reduction of or damage to the wetland's or watercourses natural capacity to support desirable biological life, prevent flooding, supply water, control sedimentation and/or prevent erosion, assimilate wastes, facilitate drainage, and provide recreation and open space. The Agency renders its decision to issue this permit on the following considerations and criteria:

- A. That the natural functions and quality of water in local drainage systems both on and off-site shall be preserved and maintained.
- B. That the overall impact of this development on the environment will be kept to a minimum if the conditions imposed by this permit are carried out by the applicant.
- C. There are no reasonable and prudent alternatives which will allow the same activity to be carried out on the proposed site.
- D. During the period when this permit remains in force, the applicant and the Inland Wetland and Watercourses Agency will be working together in good faith to resolve any matters that may arise relative to the environmental impact on the community due to the activities of the applicant.

The Agency hereby authorizes the applicant to conduct a series of regulated activities on a parcel of land which falls under the jurisdiction of the Inland Wetlands and Watercourse Act of the Connecticut General Statutes and the Inland Wetlands and Watercourses Regulations of the Town of West Hartford. Said parcel(s) of land is located **1563 Asylum Avenue**.

This permit is issued and made subject to the following conditions:

- 1.) Plans of record are incorporated by reference in this permit as fully set forth herein and modified by the conditions below.
- 2.) The wetland permit is subject to full compliance with the Town erosion and sediment requirements and shall be installed and maintained in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.
- 3.) Prior to the start of any site disturbance, all sediment and erosion controls shall be installed.
- 4.) The permit shall expire if not exercised within five (5) years from the date of issuance, or date of final resolution of any legal action challenging this permit. This permit shall not be assigned, transferred, sublet or sold to any other person without written permission of the Agency.

14. **1563 Asylum Avenue (Elizabeth Park)** - Application (SUP #1334) of Mark Fisher, TO Design, LLC, on behalf of the City of Hartford (R.O.) requesting approval of a Special Use Permit to replace the existing temporary concert stage (approximately 745 s.f.) and construct a new approximately 865 s.f. permanent stage with overhead canopy and associated new sidewalk access. (Submitted for TPZ receipt on February 4, 2019. Required public hearing scheduled for March 4, 2019.)

The TPZ acted by **unanimous vote (4 - 0)** (*Motion/Maresca; Second/Binkhorst*) (*Binkhorst seated*) to **APPROVE** the Special Use Permit application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - d. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.

2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by January 2021 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

TOWN PLANNER’S REPORT:

15. **Plan of Conservation and Development Update:** Thematic & Council Meeting summaries and scheduling of next subcommittee meeting.

Todd Dumais provided an update, no action taken.

MEETING ADJOURNED: 9:15 P.M.

U: shareddocs/TPZ/Minutes/2019/March 4_final